

The Hamilton Canal District



City of Lowell

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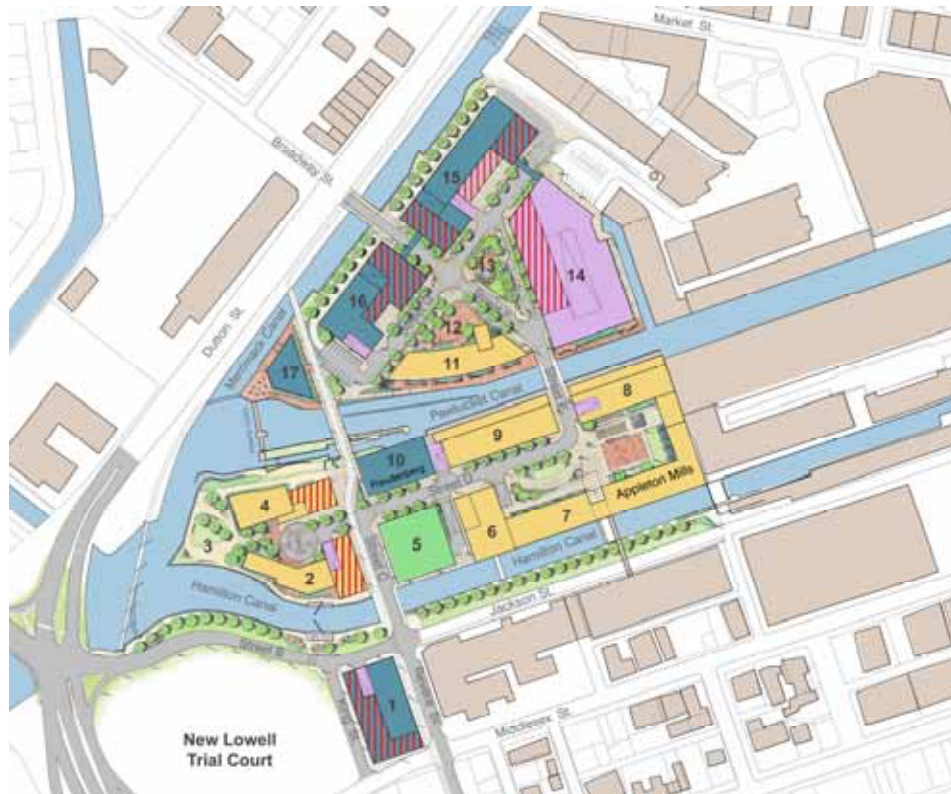


November 12, 2008

Hamilton Canal District

A Development Opportunity

The Hamilton Canal District



- 15 acres of vacant and underutilized land
- Will transform the gateway to the city into a new mixed-use development
- Doubles the size of Lowell's Downtown
- Reconnects Downtown to core transportation amenities

Goals & Objectives

- Develop an extension of downtown Lowell
- Link the Gallagher Terminal to downtown
- Create a signature development at the gateway to downtown
- Develop a mixed-use urban environment
- Support and encourage pedestrian activity
- Stimulate an active street presence
- Capitalize on the historic canals
- Implement “green” building and sustainable development practices
- Increase employment base and tax revenues



Development Impact

- 2 million square feet of new mixed-use development
- Over 350,000 square feet of commercial space
- 600-700 new waterfront housing units
- New courthouse will be a civic monument at the gateway to Downtown Lowell
- \$600-800 million in new private investment, a 50 to 1 return on public dollars invested to date
- In excess of \$4 million in gross annual tax receipts at full build-out in ten years (using 2008 dollars, FY08 tax rates)
- Up to 1000 new permanent jobs
- Complete transformation of the neighborhood



Smart Growth Principles

- Create a range of housing options
- Create walkable neighborhoods
- Encourage stakeholder collaboration
- Foster a strong sense of place
- Predictable, fair, and cost-effective entitlement
- Mix land uses
- Preserve open space, farms, and critical resources
- Provide transportation choices
- Direct growth toward previously developed areas
- Compact building design



Source: Smart Growth Network (www.smartgrowth.org)

Principle #1 Housing Options

Providing quality housing for people of all income levels is an integral component in any smart growth strategy.

- Mirrors City of Lowell Master Plan vision.
- Hamilton Canal District will include up to 725 mixed-income housing units, including for rent, for sale, live/work, lofts, and more traditional units



Principle #2

Walkable Neighborhoods

Walkable communities are desirable places to live, work, learn, worship and play, and therefore a key component of smart growth.

- Hamilton Canal District master plan and form-based code carefully consider the pedestrian experience on public ways, canalwalks, and parks
- Emphasis on connections to adjacent neighborhoods, downtown, and transit



Principle #3

Stakeholder Collaboration

Growth can create great places to live, work and play -- if it responds to a community's own sense of how and where it wants to grow.

- Hamilton Canal District Vision Sessions allowed over 250 stakeholders to shape the project Master Plan



Principle #4

Sense of Place

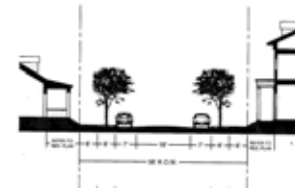
Smart growth encourages communities to craft a vision and set standards for development and construction which respond to community values of architectural beauty and distinctiveness.

- Emphasis on design team in developer selection
- High-quality urban design helps create market for project
- National Park and Lowell Historic Board



For a community to be successful in implementing smart growth, it must be embraced by the private sector.

- Vision Sessions
- Master Plan
- Form-Based Code



MAX OCCUPANCY	1st Area	2.5 acres maximum
MAX OCCUPANCY	2nd Coverage	60% maximum
BUILDING SETBACKS	Front	75% of frontage built to lot line, 5 feet maximum setback for 25% of frontage. For Arches, 8 feet maximum. First Floor setback is allowed.
	Side	No required setback
	Rear	No required setback
HEIGHT		60 feet maximum
BUILDING HEIGHT	Principal Building	60 feet maximum
	Out Building	15 feet
FARMS	Tractor	maximum 2000 lbs - maximum 1000 lbs
	Auto	60 ft.
	Arches	Entry front side, rear or front. In case of front side, width not to exceed 20 feet.
USES		Residential: First Floor could include low-work and commercial use. See Main Street Change Ordinance for special First Floor requirement.
DISTRICTS		Village Center District, Mixed Use Village District

Note: No Policy is needed that requires for Commercial and Industrial 2.5 acres. See Ordinance that requires for 2.5 acres. See Ordinance that requires for 2.5 acres. See Ordinance that requires for 2.5 acres.

Principle #6 Mix Land Uses

Smart growth supports the integration of mixed land uses into communities as a critical component of achieving better places to live.

Hamilton Canal Program

- 725 Housing Units
- 400,000 SF Office/R&D
- 50,000 SF Retail
- Arts Uses
- Lowell Trial Court
- Parks & Canalways



Principle #7

Preserve Open Space

Open space preservation supports smart growth goals by bolstering local economies, preserving critical environmental areas, improving our communities quality of life, and guiding new growth into existing communities.

- If 2 million square feet of development is absorbed in the Hamilton Canal District, alternative greenfield sites are less likely to be impacted.



Principle #8

Transportation Choice

Providing people with more choices in housing, shopping, communities, and transportation is a key aim of smart growth.

- Transit-oriented development
- Trolley system
- Traffic study and improvements
- Parking

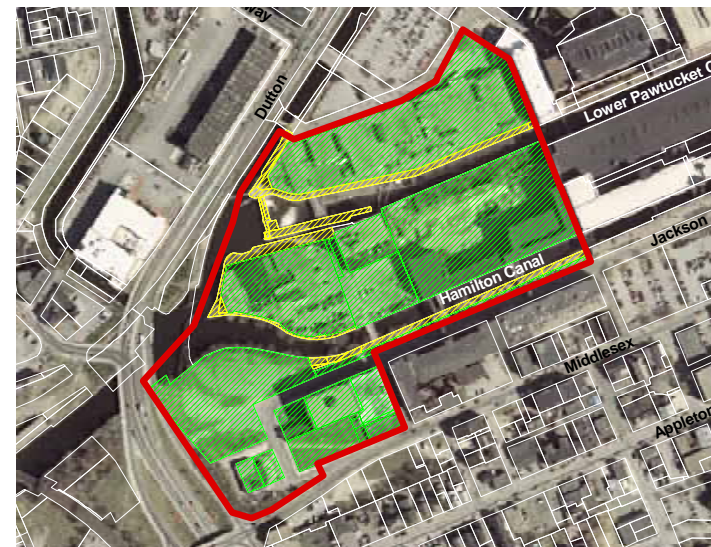


Principle #9

Direct Development

Smart growth directs development towards existing communities already served by infrastructure, seeking to utilize the resources that existing neighborhoods offer, and conserve open space and irreplaceable natural resources on the urban fringe.

- The Hamilton Canal District is a previously-developed brownfields site served by existing infrastructure in the heart of an established City



Principle #10

Compact Building Design

Smart growth provides a means for communities to incorporate more compact building design as an alternative to conventional, land consumptive development.

- The Hamilton Canal District envisions 2 million square feet of new development on 15 acres of land (3.0 F.A.R.)
- In contrast, many towns in Massachusetts are zoned to allow only 7 housing units on a comparable site



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www.hamiltoncanal.com

